



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

July 11, 2018

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: 4898 MacArthur Boulevard, NW
Lot 0095, Square 1388, Palisades
Zoning Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM held with my staff on June 15, 2018. As presented during our meeting, the site currently is a record lot improved with a single-family detached dwelling with detached garage. The subject property is in the R-1-B Zone. The project proposes to retain the detached garage, subdivide the property into two lots and construct an addition to the existing detached garage, converting it to the primary building on the newly created western lot. Three concept plans for the development of Lot A were presented. As discussed, I confirm the project's compliance with respect to the zoning criteria under the zoning regulations as noted below.

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided – Lot A	Provided – Lot B
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Lot Dimensions	11 DCMR D-302.1	50 feet width 5,000 sq. ft.	61.8 ft. 5,016 sq. ft.	82.0 ft. 5,067 sq. ft.
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Building Height	11 DCMR D-302.1	40 feet 3 stories	<40 feet 3 stories	To remain <40 feet 3 stories
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Lot Occupancy.	11 DCMR D-304.1	40%	<40%	27.6%
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At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.

Front Setback	11 DCMR D-305			
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The front yard setback range for the newly created Lot A is established by the adjacent lots along W Street, NW, 0.44 ft. for the house on Lot 18 (4899 Potomac Avenue, NW) and 3.94 ft. for the house to remain on Lot B (4898 MacArthur Boulevard, NW). I have reviewed the attached three concept plans and concur that they meet the front yard setback requirement with the front façade of the building closest to the street being located within this range.

Criteria	DCMR Reference	Allow./Req.	Provided – Lot A	Provided – Lot - B
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Rear Yard	11 DCMR D-306	25 ft.	25 ft. min.	26.5 ft.
Side Yard	11 DCMR D-307	8 ft.	8 ft. min.	8 ft. min.

Pursuant to 11 DCMR B-324.1, portions of the building that are completely below grade may extend into the rear and side yard areas, i.e. portion of cellar extending under a terrace, with the condition that

grade meets the finished surface elevation over the building extending into the required yard on all sides so that no part of the building wall is exposed where extending into required yard areas.

Pervious Surface 11 DCMR D-308 50% min. >50% Existing, not applicable
Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Retention of Detached Garage

As discussed, two of the concepts propose to retain the existing detached garage and utilize it as part of the proposed house on Lot A. The subdivision, if this garage is to be retained, will not be recorded until a Building Permit application is filed for the new house on Lot A depicting this retention. Any addition to the detached garage will meet the required side yard setbacks, though the existing garage can maintain the 2.5 ft. setback on the west side. Due to the garage's location on the lot, it must be attached to the new house (with the house as an addition to the existing detached garage) to retain this location. This connection/addition may be achieved through full wall or traditional additions, or with an enclosed and conditioned connection meeting the requirements of 11 DCMR B-309.1. I have reviewed the addition proposals (Concept Sketch – Options 1 and 2) and concur that both of these scenarios represent an addition to and compliant retention of the existing detached garage.

Existing / Proposed Parking

As discussed and pursuant to 11 DCMR C-701.10 and C-701.14, Lot B will be required to maintain a parking space on private property following subdivision since the current garage has a compliant open parking space and will be severed from the Lot B property, and the building at 4898 MacArthur Boulevard, NW is to remain.

I have reviewed the attached Subdivision Sketch and Concept Sketches, and concur that the project depicted in these concepts complies with the applicable Zoning Regulations for the R-1-B Zone. Accordingly, when the subdivision and building permits are filed for, my office will approve the subdivision and building permit consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments –

Existing Conditions Sketch
Subdivision Sketch
Concept Sketches (3)

Zoning Technician: Daniel Calhoun

File: Det Let re 4898 MacArthur Boulevard, NW to Landsman on 7-11-2018